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## 4.0 Followup PRP Search



The PRP search team should analyze the information collected during the initial phase of the PRP search to determine whether:

- all reasonable leads on PRPs were pursued;
- PRP contributions to the site have been determined; and
- each PRP's liability and financial viability have been established.

A review of the information also should consider the reasons for pursuing or not pursuing leads. Once the review is complete, the PRP search team should decide whether additional followup activities are necessary.

Followup tasks are often needed to complete the PRP search, although all followup tasks may not be necessary for each search. For instance, followup activities may be conducted for sites where the PRP search was considered complete but new information requires performance of additional search tasks. The PRP search team must exercise professional judgment to determine which, if any, followup tasks are appropriate, beneficial, and necessary for a particular site.

Followup tasks can help insure a thorough, high-quality PRP search. These tasks vary from site to site, but generally fall into the following categories:

- information sources, including information request letters, administrative subpoenas, and Rule 27 testimony;

- waste stream analysis, including industrial surveys, process chemistry analysis, and waste stream inventory; and
- miscellaneous tasks, including financial assessments, corporate research, compelling compliance with CERCLA section 104(e) information requests, and orphan share, insolvent, and defunct determinations.

## 4.1

### **Issue Followup Information Request Letters**

As stated in subsection 3.3.5, the PRP search team may issue followup requests during the baseline phase. Alternatively, the team may elect to defer such requests until the followup phase. There are many reasons why the team might want to defer issuance of such requests (e.g., time and resource considerations, site-specific circumstances).

Followup request letters may be necessary if a PRP complied only partially with the initial information request or the team needs to clarify the response. In addition, the team may need to issue such letters in cases where PRPs have "nominated" other parties, claiming that they are also liable. Finally, followup letters may be issued to obtain financial information needed to finalize insolvent and defunct determinations or analyze ability to pay.

#### **Specialized 104(e) Questions**

The Agency may need to ask more specialized questions in the followup information request letters to fill information gaps. Sets of 104(e) questions that have been developed and used by the regions have been compiled and grouped by subject matter in the Disk Repository of Current CERCLA Section 104(e) Questions (June 17, 1999). (See Chapter 4 references, page 257.)

Specialized questions are listed for the following categories:

- Arrangers and Generators
- Arrangers and Generators Recycling
- Transporters
- Financial: General Questions
- Financial: Lender Liability
- Financial: Other Entities
- Financial: Trusts
- Financial: Estates
- Financial: Successor Liability
- Financial: Parent Corporations
- Financial: Piercing the Corporate Veil
- Financial: General ATP
- Financial: Individual Ability to Pay Questions
- Financial: Individual Ability to Pay Form
- Financial: Form to Request ATP guidances, models, and tools from headquarters
- Financial: Dissolution
- Owner/Operator: General Questions
- Owner/Operator: General Manufacturing
- Owner/Operator: Chemical and Manufacturing Plants
- Owner/Operator: Grain Fumigants
- Owner/Operator: Polychlorinated Biphenyls Sites
- Owner/Operator: Solvents
- Owner/Operator: Landfills
- Owner/Operator: Mining
- Owner/Operator: Used Oil Facilities: Tar Oil
- Owner/Operator: Used Oil Facilities: Waste Oil
- Owner/Operator: Lead Battery Facilities
- Owner/Operator: Dry Cleaners
- Owner/Operator: Auto Shops
- Owner/Operator: Innocent Landowners

## 4.2 Compel Compliance with CERCLA Section 104(e)



If a recipient of a CERCLA section 104(e) information request letter fails to respond within the specified time or provides incomplete answers, a reminder letter should be sent to the unresponsive recipient. (See subsection 3.3.5 for discussion of information request followup actions.) In addition to warning the recipient of the risk of incurring penalties or civil judicial or administrative enforcement actions, the reminder letter provides him with an opportunity to contact EPA if he has questions or needs clarification. The reminder letter also satisfies the notice and opportunity for consultation requirement of CERCLA section 104(e)(5)(A) if enforcement by administrative order is contemplated, and should also satisfy any due process requirements for record review. If there is no response or if the response to a request is still unsatisfactory after the reminder deadline has passed, EPA may compel compliance with the request through either administrative or judicial action. The PRP search manager should coordinate with the case attorney on the enforcement strategy. The case attorney usually takes the lead on compelling compliance.

EPA can implement the following enforcement strategies:

- issue an administrative order to compel compliance with the request for responsive written information; or
- initiate a judicial action seeking a court order compelling the recipients to provide the requested information or documents; and
- seek civil non-compliance penalties.

### **Administrative Order to Compel Compliance**

Under CERCLA section 104(e)(5)(A), the Agency can issue an administrative order to compel compliance with the information request. Administrative orders are issued by EPA and require notice and an opportunity for consultation. The order should indicate the date on which it becomes effective and also advise the respondent that penalties may be assessed by a court against any party who unreasonably fails to comply with the order. If the recipient continues to ignore the request for information, the Agency will have to prepare a referral package to DOJ requesting enforcement of its administrative order. This process, although potentially time-consuming, may allow EPA to obtain the needed information. Refer to Model Administrative Order for CERCLA Information Requests (September 30, 1994). (See Chapter 4 references, page 257.)

### **Judicial Action to Compel Compliance/Referrals to DOJ**

CERCLA section 104(e)(5)(B) authorizes the federal government to initiate a civil lawsuit to compel a person to respond to the Agency's information request. A court will provide necessary relief as long as EPA's demand for information is not arbitrary and capricious, an abuse of discretion, or otherwise not in accordance with law.<sup>1</sup> A PRP that unreasonably fails to respond to a proper demand for information potentially faces substantial monetary penalties (currently up to \$27,500 per day).<sup>2</sup> These civil penalties

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<sup>1</sup>See CERCLA section 104(e)(5)(B)(ii), 42 U.S.C. §9694(e)(5)(B)(ii). See also *United States v. Tarkowski*, 248 F.3d 596 (7th Cir. 2001), denying EPA access as arbitrary and capricious.

<sup>2</sup>The statutory penalty of \$25,000 per day set forth in CERCLA section 109(a)(1) was increased pursuant to the Civil Monetary Penalty Inflation Rule, December 31, 1996. See Chapter 4 references, page 257.

are based on strict liability. EPA does not have to prove that the PRPs intended to violate the law by not responding in a timely manner.

The PRP search manager should work closely with the case attorney to determine the best strategy to pursue in view of all the factors surrounding partial or non-compliance with a section 104(e) information request. The region should be prepared to present the facts of the case when seeking DOJ action to compel compliance. The basis for the enforcement action (e.g., type of information sought, why the information is important, timing considerations) should be clearly stated in the referral in order to streamline the process within DOJ. In addition, the referral should contain evidence or findings that:

- EPA has a reasonable basis to believe that there may be a release or threat of a release of a hazardous substance, pollutant, or contaminant at a given site or vessel;
- the information request was issued for the purpose of determining the need for a response or choosing or taking any response action under CERCLA Title I, or otherwise enforcing CERCLA Title I, with respect to the site or vessel;
- the respondent was requested to provide information relating to one or more of the three categories of information identified in CERCLA section 104(e)(2)(A)-(C); and
- the respondent did not comply with the request in a timely manner.

The case team should calculate the penalty by determining the maximum allowable penalty and adjusting it for litigation risk factors. Typically the penalty will at least seek to recover any economic gain created by the violation. In addition, the referral should include proof of service and should address possible defenses, such as good faith effort to comply.

For more detailed information, see the Final Model Litigation Report and Complaint for CERCLA Section 104(e) Initiative (January 1990), Chapter 4 references, page 257.

### **4.3**

#### **Issue**

#### **Administrative**

#### **Subpoenas**

An administrative subpoena is an information gathering tool that can be used by the PRP search team. CERCLA section 122(e)(3)(B) authorizes EPA to issue administrative subpoenas, which require live testimony of witnesses (subpoena ad testificandum) or the production of documents (subpoena duces tecum) deemed necessary for performing a non-binding preliminary allocation of responsibility (NBAR) or "for otherwise implementing CERCLA Section 122." This means that in order to issue a subpoena for testimony by a live witness, EPA must show that the expected testimony is related to pursuit of an NBAR or other settlement activities. The purpose of the testimony should be clearly set forth in the supporting documents. The PRP search team should discuss a possible subpoena with the case attorney and consult Recommendations Concerning the Use and Issuance of

Administrative Subpoenas under CERCLA Section 122 (August 30, 1991) as well as Guidance on Use and Enforcement of CERCLA Information Requests and Administrative Subpoenas (August 25, 1988). (See Chapter 4 references, page 257.)

Administrative subpoenas may be judicially challenged. Therefore, it is important to document the rationale for invoking the authority provided in CERCLA section 122(e)(3)(B). In particular, it is important to show how the subpoena's issuance either furthers the NBAR process or satisfies the criterion of "otherwise implementing CERCLA Section 122." Accordingly, the subpoena should describe or identify as specifically as possible the information sought from the recipient. If documents are requested, a list of the specific documents or areas of inquiry is recommended. In addition, the subpoena should inform the recipient that he or she might claim certain information as CBI.

Generally, the procedural rights of a witness differ depending upon the Agency's intent to adjudicate or investigate. When the Agency issues an administrative subpoena pursuant to CERCLA section 122 (e)(3)(B), its purpose is to investigate or gather information. A witness served with an administrative subpoena does not have the following procedural rights:

- right of legal counsel to cross-examine;
- right of legal counsel for the witness to "speak on the witness record"; and
- right to receive aid in developing testimony or other forms of "coaching" from legal counsel during questioning.

No legal mandate prohibits the use of an administrative subpoena as an initial information gathering tool, but the Agency prefers using CERCLA section 104(e) information requests before issuing administrative subpoenas.<sup>3</sup> Information request letters are less intimidating and are generally more conducive to expeditious and favorable settlements than administrative subpoenas.

Witnesses who have received an administrative subpoena are entitled to receive the same fees and mileage reimbursement that are paid in U.S. courts. Travel expenses are paid at the same rates applicable to federal employees for items such as common carrier, hotel, subsistence, and mileage. It is the region's responsibility to budget for these expenses within the travel budget allocated to it. The PRP search team should work with the region's Financial Management Division to determine the paperwork requirements (e.g., procurement requests, government transportation requests, travel vouchers) when planning to use administrative subpoenas.

### **Referrals to Enforce an Administrative Subpoena**

EPA may seek enforcement of an administrative subpoena if the recipient fails to appear to testify, fails to provide documentary evidence, or refuses to answer all the questions asked. CERCLA section 122(e)(3)(B) authorizes EPA to bring an enforcement action if this should happen. As with any legal enforcement proceeding, EPA must refer the case to DOJ, following the procedures set forth in the August 25, 1988 guidance. The

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<sup>3</sup>Regional consultation with headquarters is not required prior to issuing administrative subpoenas as long as the subpoena does not deviate significantly from the model subpoena issued by the Agency in 1988. *See* Guidance on Use and Enforcement of CERCLA Information Requests and Administrative Subpoenas (August 25, 1988), Chapter 4 references, page 257. If the subpoena deviates significantly from the model, consultation with EPA's Office of Enforcement and Compliance Assurance is required.

appropriate documents must be prepared by the case attorney, who will seek the necessary assistance from other PRP search team members. A referral to enforce an administrative subpoena consists of a draft petition for an order to show cause, a draft memorandum of points and authorities in support of the petition, and a draft order to accompany the petition. The memorandum of points and authorities should briefly set out the facts of the case and address any arguments or defenses that the respondent is likely to raise.

The referral should also contain all necessary exhibits in support of the petition, including an affidavit of service, a copy of the subpoena, an affidavit supporting the facts alleged in the petition from a person with knowledge of those facts, and any other relevant material that serves as the administrative record documenting the subpoena process.

#### **4.4 Perpetuate Testimony Using Rule 27**

***[The following discussion of Rule 27 is provided for information purposes only. If you are considering taking a Rule 27 deposition, please consult your regional and DOJ counsel prior to taking any action.]***

##### **Where Rule 27 May Be Appropriate**

Rule 27 of the Federal Rules of Civil Procedure (see Chapter 4 references, page 257) establishes a procedure for taking the deposition of a person before a civil action is filed in federal court. This method of obtaining testimony is used infrequently but can be a useful tool in a situation where the government is not able to file a case because it is not yet "ripe" for adjudication. The legal concept of "ripeness" requires careful legal analysis. Team

members should consult the case attorney as to whether and how this concept applies to their particular case. When an action cannot be brought immediately there may be a risk of losing the testimony of key witnesses due to death, departure from the country, or other circumstances incident to the passage of time. Rule 27 provides a means to record this testimony and use it in court should the witness not be able to testify.

Rule 27 can be a useful tool when conducting PRP searches. Sites where disposal may have occurred two or three decades ago frequently have few remaining witnesses. Those who are still alive, such as former truck drivers, may be quite old. Although rarely used, Rule 27 can provide the Agency with an important means of preserving the testimony of these witnesses in the event that they are later "unavailable" under the legal definition of that term.



### **Use of Rule 27 Testimony**

Procedurally, the taking of a Rule 27 deposition does not differ in any way from a deposition conducted during discovery in a civil action ("discovery deposition"). The deponent has the right to counsel, may be cross-examined, and testifies under oath subject to the penalties of perjury. Furthermore, in terms of admissibility in court, there is no difference between testimony from a Rule 27 deposition and a discovery deposition. An attorney who wants to take a Rule 27 deposition, however, must get the court's permission, whereas a discovery deposition may be taken without special permission. This involves "petitioning the court" or filing the appropriate legal motions or briefs as necessary. This is done by the DOJ attorney and the regional case attorney. Although this can be a lengthy process, it is certainly worthwhile to preserve

testimony in case an important witness dies or becomes too ill to appear at the trial. In addition, the testimony elicited from Rule 27 depositions is admissible in a wider number of circumstances than testimony in response to an administrative subpoena issued pursuant to CERCLA section 122(e)(3)(B). As in the case of a discovery deposition, the other PRPs need to be notified that a deposition will take place and given an opportunity to attend.

### **Referral Procedure**

Regional offices desiring to take a deposition pursuant to Rule 27 must prepare a summary referral package and forward it to DOJ. A Rule 27 package is less detailed than the standard litigation report since the requested action is less complex than initiation of a lawsuit.

There are two components of the package. The first and most important part is a background description of the Agency's actions and the need for a Rule 27 deposition. In short, this should briefly describe the Agency's actions at the site, including removals, remedial actions, enforcement actions, PRP search efforts, and other relevant activity necessary to familiarize DOJ with the case.

Next, there should be a detailed discussion that demonstrates that there is a substantial likelihood that the government would be successful in establishing each element enumerated in Rule 27(a)(1) and of receiving the court's approval for the deposition. All documentary evidence, such as medical records and correspondence with the witness, should accompany this discussion.

The second part of the package is the draft petition. Regional counsel should draft the petition for approval by DOJ.

The completed package should be sent to the appropriate assistant section chief at DOJ for review. The DOJ attorney will contact EPA's case attorney to discuss the resolution of any issues that may be identified. DOJ will file the petition with the court. If the court approves the petition, DOJ will provide notice to opposing counsel and arrange to take the deposition at an appropriate location such as the U.S. attorney's office nearest to the deponent. If the court denies the petition, Agency personnel may be required to provide additional evidence to substantiate the need for the proceeding.

## **4.5**

### **Perform**

### **Ability To Pay**

### **Determinations**

In cases where EPA is considering an ability to pay settlement, EPA must consider competing interests. On one hand, the Agency is charged with ensuring that hazardous waste sites are cleaned up, that Trust Fund expenditures are recovered, and that those responsible for contamination pay an appropriate share of cleanup costs. On the other hand, many individuals and businesses have limited resources with which to satisfy the government's claims. The latter consideration begins the ATP analysis, sometimes referred to as a financial assessment. The purpose of an ATP analysis is to develop the financial and economic information necessary to assess the ability of a PRP to address an environmental problem, pay a penalty, or provide funds for cost recovery. This assessment enables EPA to formulate an appropriate negotiation and litigation strategy. ATP determinations are usually made by staff with specialized expertise.

#### 4.5.1

##### **General Policy on Superfund Ability To Pay Determinations**

EPA's General Policy on Superfund Ability to Pay Determinations (OSRE, September 30, 1997) (see Chapter 4 references, page 257) and model language for ATP settlements provide EPA with the means to settle the liabilities of PRPs with ATP issues in a way that "will not put a company out of business" and avoids imposing undue financial hardship on either businesses or individuals. CERCLA section 122(g), titled "De Minimis Settlements," was amended to specifically authorize EPA to: (1) negotiate settlements based on a PRP's ability to pay rather than on its full liability at the site; (2) require ATP applicants to promptly provide EPA with the information needed to assess the PRP's ability, or inability, to pay; and (3) consider alternative payment methods as may be appropriate when ATP PRPs are unable to pay the "total settlement amount at the time of settlement." Users of this manual should not rely solely on information presented herein, but should consult EPA's ATP policies and provisions in their entirety.

ATP settlement is reserved for persons who demonstrate that paying the amount sought by the government is likely to put them out of business or jeopardize their viability. It is also available to businesses and individuals who demonstrate that paying such an amount is likely to create an undue financial hardship. Undue financial hardship means that satisfying the government's claim would deprive the PRP of ordinary and necessary assets or render the PRP unable to pay for ordinary and necessary business or living expenses.

As the court noted in *United States v. Bay Area Battery*,<sup>4</sup> the government must be afforded the flexibility to take ability to pay into account in fashioning settlements under CERCLA. In

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<sup>4</sup>*United States v. Bay Area Battery*, 895 F. Supp. 1524 (N.D. Fla. 1995).

particular, it must consider the value of permitting businesses to continue earning money and employing workers, and demonstrate compassion for individual circumstances.

**Conditions under Which EPA Will Consider a Claim of Undue Financial Hardship**

Although an ATP settlement is based largely on the financial condition of the ATP candidate, other requirements have to be satisfied as well. These requirements include the following:

- The PRP requests the ATP settlement.
- The PRP provides sufficient information to carry the burden of demonstrating that payment of the full amount sought by EPA is likely to create an undue financial hardship.
- The ATP analysis is based on the best available information provided by the PRP.
- The ATP analysis considers the entire financial position of the PRP.
- The settlement does not release the PRP from other site-related responsibilities (e.g., providing necessary information, site access).
- The settlement is entered into on an individual basis with each person as defined by CERCLA.

- The settlement amount is in addition to expenditures that are recoverable from other sources.
- The settlement resolves all the PRP's liability at the site.

Evaluation of an entity's ability to pay generally consists of a two-part analysis. The first part of the analysis, called the "balance sheet phase," looks at the assets, liabilities, and owner's equity of the PRP, calculating the amount of money available from excess cash, sale of assets that are not ordinary and necessary, borrowing against assets, and owner's equity. The second part of the analysis, called the "income and cash flow statement phase," looks at the income and expenses of the PRP and generally calculates "available income" for a Superfund settlement over a five-year period. The number of years of available income, however, may be changed when circumstances warrant.

#### 4.5.2

#### **ATP Information Sources**



EPA has developed the following enforcement computer models for analysis of financial issues that affect enforcement actions. These models are screening tools only and their use does not constitute a thorough analysis. In addition to the models, manuals are available that describe the use of ATP analyses and the methodologies relied on to perform them. (See Chapter 4 references, page 257.)

#### **ABEL Model**

ABEL is a computer program designed to evaluate the ability to pay of firms held liable for environmental penalties or Superfund cleanups, and is intended to be used as a screening tool. It estimates the probability that a firm can pay a penalty, contribute to the cleanup of a Superfund site, or invest in pollution control

equipment. ABEL is designed to accept tax data input directly from tax returns submitted by C corporations, S corporations, and partnerships (i.e., IRS forms 1120, 1120A, 1120S, and 1065, respectively). ABEL is convenient to use because virtually all business entities are required to file tax returns. In the absence of tax return data, analysis of private corporations can be performed using financial statements, loan applications, and Dun & Bradstreet reports, etc. ABEL also presents a two-phase analysis of a firm's financial health:

1. The financial profile presents a summary of the firm's balance sheet, income statement, and cash flow; ABEL also computes five financial ratios to provide a rudimentary measure of the company's financial health.
2. The ATP analysis estimates future cash flow based on the company's past performance.

### **INDIPAY Model**

INDIPAY is a computer program designed to evaluate the ability to pay of entities for which the individual owner is responsible for the penalty or contribution, such as sole proprietorships, partnerships, and private individuals. The model requires one to three years of individual tax return data and the Individual Financial Data Request Form, a 10-page questionnaire filled out by the applicant.<sup>5</sup> INDIPAY provides two types of analysis:

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<sup>5</sup>A questionnaire developed by Region IX can be found in Appendix K. This is an example; each region may develop its own methods of collecting financial data. *See also* footnote 6.

1. Phase 1 is a quick assessment of an individual's level of net income and complexity of personal finances. If an individual has low income and uncomplicated finances, a Phase 2 analysis is unnecessary.
2. Phase 2 estimates whether the individual can pay a penalty, based on cash flow and ability to borrow additional funds.

These two scenarios are discrete, independent analyses. Their results should not be combined to determine ability to pay; instead, the lower of the two results is usually relied on.

#### **MUNIPAY Model**

The Municipal Ability to Pay Model (MUNIPAY) evaluates a municipality's, town's, sewer authority's, or drinking water authority's claim that it cannot afford compliance costs, cleanup costs, or civil penalties. MUNIPAY performs two different analyses, a demographic comparison, which uses U.S. Census data to compare the municipality to state and national norms, and an affordability calculation, which assesses the amount of currently available funds and, if necessary, funds available through financing.

#### **CASHOUT Model**

The CASHOUT Model is a tool which may assist EPA staff in developing settlement figures for certain Superfund settlements, commonly referred to as "cash outs." A common application includes de minimis settlements. The model calculates the present value of cleanup costs for a given Superfund site.

### **Other Sources of Information**

Other potential sources of information for conducting financial analyses include:

- **THE NATIONAL ENFORCEMENT INVESTIGATIONS CENTER.** NEIC staff with financial analysis expertise are potential resources for conducting financial analyses.
- **DUN & BRADSTREET REPORTS.** Dun & Bradstreet (D&B) provides financial information on companies for a fee. D&B reports are frequently used for the purpose of evaluating credit worthiness. D&B reports provide information on company finances, payment history, and officers. D&B profiles allow comparison of the financial condition of similar companies.
- **AUDITED STATEMENTS.** Audited statements are financial statements made by an independent auditor. An independent auditor is an accountant who follows procedures required by generally accepted accounting principles (GAAPs) and generally accepted auditing standards (GAAS). Information from audited statements is consistent and is considered verifiable. Their footnotes often describe related party transactions and contingencies. These documents are prepared for purposes other than ATP analysis, however, and are verifiable in the context of accounting purposes only. If audited statements are not available, a review or compilation should be used.



- **UNAUDITED STATEMENTS.** Unaudited statements are financial statements usually prepared by someone with an accounting background for the management of a company. These statements are useful in that they are flexible in providing types of information such as environmental expenditures, but they are not verifiable. For a company's fiscal year, financial or unaudited statements are usually provided when an audit review or compilation is not available. For the most recent year-to-date financial information, unaudited statements are expected.
- **TAX RETURNS.** Federal income tax returns are among the most important documents for ATP analysis because they typically contain standardized information that can be used directly with the ABEL model. Returns must be signed, and include all supporting schedules. The Agency should request that each ATP candidate (business or individual) submit federal income tax returns for the past five years and a completed financial questionnaire.<sup>6</sup>

Forms that should be requested from different types of for-profit PRPs and individuals include:

- Form 1120 or Form 1120A (short form) plus supporting schedules for regular (Subchapter C) corporations;

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<sup>6</sup>The case team should consult the financial analyst who will be reviewing the ATP candidate's financial information to ensure that all relevant information is requested. Region IX has developed questionnaires for financial information relating to ATP settlements with individuals, businesses, and trusts. See Appendix K for the Financial Statements for Individuals, Businesses, and Trusts.

- Form 1120S plus supporting schedules for Subchapter S corporations (Subchapter S corporations may not have more than 75 shareholders and must meet other requirements to qualify for this tax treatment.);
- Form 1065 plus supporting schedules including Schedule K-1 for each partner to a partnership and each partner's Form 1040;
- Form 1040 plus supporting schedules, which should include Schedule C (business income) for sole proprietorships (Sole proprietors should also submit an Individual Financial Data Request Form.); and
- Form 1040 plus supporting schedules for individuals (Individuals should also submit an Individual Financial Data Request Form.).

Other financial information resources include:

- **U.S. SECURITIES AND EXCHANGE COMMISSION.** The SEC requires all public companies (except foreign companies and those with less than \$10 million in assets and 500 shareholders) to file registration statements, periodic reports, and other forms electronically through its Electronic Data Gathering, Analysis, and Retrieval system (EDGAR). Documents submitted to the SEC in compliance with federal laws and SEC regulations typically contain a mixture of information from audited statements, tax returns, and other sources. This information is available from the SEC on line. (See Chapter 4 references, page 258.)

- **COURT RECORDS.** These are a potential source of information, but locating them requires someone familiar with courthouse searches. Court records are usually reliable, but obtaining them can be costly and time-consuming.
- **ON-LINE SOURCES FOR PRP INFORMATION.** Information from on-line databases may be useful in clarifying or verifying information obtained from other sources, uncovering hidden assets, identifying related companies, and other purposes. See Appendix I for a list of on-line sources of PRP information.
- **INFORMATION REQUEST LETTER RESPONSES.** Non-PRPs, such as owners of nearby properties, often have valuable information about a site and its operations. Information request letters may be issued to any individual who may have information about a site. The PRP search team should consider issuing CERCLA section 104(e) requests to any party that might have information, whether or not the party is likely to be named as a PRP.

### 4.5.3

#### Performing Property Appraisals



***[Note: If the U.S. is obtaining an appraisal for purposes of acquiring property, it must adhere to very strict appraisal rules that are, in part, codified.]***

The Agency may need to assess the monetary value of certain contaminated real property to support remedial actions evaluated or undertaken in accordance with the NCP. This may include purchasing land and relocating residents. Property appraisals may be conducted both before and after remedial action. If EPA's

response action increases the fair market value of the property, EPA may have a CERCLA section 107(r) "windfall" lien for the increase in fair market value attributable to EPA's response action up to the amount of EPA's unrecovered response costs. Property appraisals may also be conducted during a PRP search to determine the assets of a PRP. For more detail on windfall liens, consult the Interim Enforcement Discretion Policy Concerning "Windfall Liens" Under Section 107(r) of CERCLA (July 16, 2003). (See Chapter 4 references, page 258.)

Since professional real estate appraisals may be expensive, each appraisal should be specifically authorized by the EPA primary contact when a contractor is conducting the PRP search. Less costly estimates of the "as is" property value may be developed by parties other than professional real estate appraisers. In either case, the PRP search team should carefully evaluate whether and what kind of property appraisal is needed before committing funds to conduct a property assessment. The researcher should also obtain the names of all Agency and DOJ personnel who may be using the information obtained from the property appraisal. Because appraisal assumptions affect the usefulness of value estimates, it is important for the researcher to be aware of the assumptions involved in the search.

All the assumptions made when performing the appraisal should be noted. For example, the date on which remediation will be completed and the property will reach its post-remediation value can only be estimated. "As is" and "as modified" property valuations need clear and complete descriptions of the property modifications as well as consideration of "highest and best use" of modified property, i.e., its most productive appropriate use. In addition, it should be noted whether there is a fee simple title that is free and clear of all debts, liens, and encumbrances.

Selecting and retaining a real estate appraiser is an important part of the property appraisal process. To obtain information on a recommended real estate appraiser, the researcher may go to the local Chamber of Commerce, obtain member lists from appraiser associations such as the Institute of Real Estate Appraisers, or use the yellow pages. After researching the lists of property appraisers, several of these firms should be contacted in order to address the planned research, get a feel for the appraiser's qualifications and credentials, and ascertain if there are any potential conflicts of interest. If a contractor is involved in the selection process, it should clear its choice with the Agency. Finally, once the appraiser is approved by EPA, a contract should be prepared that includes a list of written assumptions for the appraiser and sets a ceiling on costs unless first notified by the appraiser.

The need for a property appraisal should be considered in the PRP search planning process. Any scheduling requirements should be clearly explained to the appraiser prior to signing a contract. If the schedule cannot be met "up front," another appraiser should be selected. The existence of nearby, comparable property recently subjected to value assessment should be considered prior to performing the property appraisal. Close contact and coordination must be maintained among all parties involved (EPA, contractor, appraiser) to define the comparable search area and be aware of scheduling and budgetary impacts. Finally, the appraiser should contact the EPA primary point of contact to determine if site access is required. If access is required, EPA should contact the site owner and request written consent. The Army Corps of Engineers may be available to perform property appraisals, pursuant to existing interagency agreements.

**4.6**  
**Perform**  
**Insolvent and**  
**Defunct**  
**Determinations**

At sites where PRPs have agreed to perform cleanup (either remedial action under a CD, or non-time-critical removal activity under an AOC, EPA may have committed itself to compensate a portion of the shares of insolvent and defunct parties under the Interim Guidance on Orphan Share Compensation for Settlers of Remedial Design/Remedial Action and Non-Time-Critical Removals (June 4, 1996).<sup>7</sup> (See Chapter 4 references, page 258.)

**4.6.1**  
**Definition**

This interim guidance applies where:

- EPA initiates or is engaged in ongoing negotiations for RD, RA, or a non-time-critical removal at an NPL site;
- a PRP or group of PRPs agrees to conduct the RD/RA or RA pursuant to a CD or the non-time-critical removal pursuant to an AOC or CD; and
- an orphan share exists at the site.

The guidance does not apply at owner/operator-only sites or to federal facilities.

**Orphan Share Definition**

The term "orphan share" refers to the share of responsibility that is specifically attributable to parties EPA has determined are:

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<sup>7</sup>Note that this guidance does not apply to CERCLA cost recovery settlements in which the parties are not agreeing to perform RD/RA work or a non-time critical removal. In these situations, reference the Addendum to the Interim CERCLA Settlement Policy issued on December 5, 1984 (September 30, 1997) (*see* Chapter 4 references, page 258), which provides the regions with direction for addressing potential compromises of CERCLA cost recovery claims due to the existence of a significant orphan share.

- potentially liable;
- insolvent or defunct; and
- unaffiliated with any party potentially liable for response costs at the site.

The orphan share does not include liability attributable to:

- unallocable waste;
- the difference between a party's share and its ability to pay (the "delta"); or
- those parties such as de micromis contributors, MSW contributors, or certain lenders or residential homeowners that EPA would not ordinarily pursue for cleanup costs.



A party is considered insolvent if EPA determines that the party has no ability to pay.

A party is considered defunct if it:

- has ceased to exist or ceased operations; and
- has fully distributed its assets such that the party has no ability to pay.

#### **4.6.2 Insolvent and Defunct Determinations**

For both insolvent and defunct determinations, EPA's investigation must indicate that there is no successor or other affiliated party that is potentially liable.

Regions have the flexibility to determine the appropriate level of information gathering and analysis necessary to determine if a party is insolvent or defunct. In many situations, there will be

information readily available demonstrating that a party is insolvent or defunct, e.g., a CERCLA section 104(e) response. In most cases, however, some additional information gathering will be necessary.

The General Policy on Superfund Ability to Pay Determinations (September 30, 1997) (see Chapter 4 references, page 258) also may be useful in making insolvent and defunct determinations. Although ATP is a distinct determination, the analysis is similar to that required to make an insolvent and defunct determination.

The standard for determining a party's limited ability to pay is whether a payment of the amount sought by the government is likely to create an extreme financial hardship. Under ATP analysis, if EPA makes a finding that satisfaction of an environmental claim will prevent a PRP from paying for ordinary and necessary business expenses or ordinary and necessary living expenses, the proposed settlement amount should be reduced. This standard of "extreme financial hardship" applies when determining ATP parties for purposes of determining the orphan share at a site.

### **Specific Methods of Gathering and Analyzing Information**

There are three levels of information gathering and analysis that may be considered in making orphan share determinations:

1. An initial screening process that focuses on public information, e.g., Census Bureau information, D&B reports, SEC filings, and limited financial submissions, e.g., five years of tax returns;

2. Computer models (e.g., ABEL, INDIPAY, MUNIPAY, CASHOUT Models), if the initial screening process indicates further analysis is required; and
3. Services of the region's financial analysts or of a financial analyst through contract support.

It is up to the region to determine the appropriate level of analysis for making an orphan share determination. Note that this applies only to the orphan share determination; the ATP guidance still requires the use of a financial analyst for an ATP settlement.

Tips and techniques to determine if a party is bankrupt include first checking with your regional bankruptcy contact person. This may save time and prevent duplicative effort. If she does not know the current status of the party, consider taking the following steps:

- Call the clerk of the bankruptcy court to see if a bankruptcy petition has been filed and whether it was granted or denied in cases of suspected insolvency. Once the date of the filing and the bankruptcy docket number have been obtained, a copy of the petition, list of secured creditors, and any other orders issued by the court granting or denying a petition may be reviewed. If the records are at the court, the court could arrange for information to be sent to a regional office, but this could involve a sizable fee. If the case is closed, the records may be at a federal records center. Access to these records may be obtained through the clerk of the court.
- Check with regional information managers for on-line systems, which may provide access to federal bankruptcy court records, dates of filings, and other relevant information.

If the party is bankrupt, a bankruptcy petition that has been granted does not necessarily indicate that a PRP is insolvent for purposes of the orphan share reform. The type of bankruptcy claimed is important. If a claim of Chapter 7 bankruptcy (complete dissolution and discharge) was granted, as opposed to a Chapter 11 bankruptcy (reorganization), it is more likely that the party may be determined to be insolvent for purposes of the orphan share reform.

To determine if a party has financial difficulties outside bankruptcy:

- Check to see if the PRP has fallen behind in payments to creditors and what the consequences of non-payment have been. For example, a case team may want to determine whether creditors have moved to take control of accounts receivable or secured property, or whether a creditor has arranged to auction secured property. Some of this information may be found in D&B reports. Other investigative techniques may be required. Consult CIs and financial analysts to identify further steps to take.
- Check the UCC filings to determine if creditors have perfected liens against a party's property. UCC filings are available on line and are filed with the secretary of state.

To determine if a corporation has ceased to exist or ceased operations:

- Check with the secretary of state to determine whether a certificate of dissolution has been filed in the case of a suspected defunct corporation.

- Check to see when the last annual filing was made. If one has not been made recently, this may be an indication that the corporation is going out of business or has ceased to operate; however, it could also indicate it is simply late in filing, so look beyond this record.
- Check to see if a state has revoked a corporate license. States may revoke corporate licenses if corporations are not in good standing for non-payment of the annual fee or other reasons.

To determine if a municipality or other government entity has ceased to exist:

- Check whether the entity has lost its status as a subdivision, public agency, or instrumentality of the state.

To determine if the PRP has additional resources:

- Ask the PRP to disclose its ability to recover expenses associated with the site in its response to CERCLA section 104(e) requests or financial questionnaires. A potential orphan PRP, like an ATP candidate, may be able to recover expenses from other sources. These sources may include insurance recoveries, indemnification agreements, contribution actions, and property value increases resulting from cleanup activities. If these funds are significant and likely to be recovered, the recovered expenses should be considered recoverable by the United States so that the party cannot be considered an orphan.

## **4.7**

### **Perform Waste Stream Analyses**

In some cases where documentation is very limited as to the nature and volume of wastes disposed of at a site, a waste stream analysis of the industrial activities conducted at the site is performed and the resulting information is entered into a transactional database. This analysis encompasses data derived from industrial surveys, process chemistry analyses, and waste stream inventory documentation.

#### **4.7.1**

##### **Industrial Surveys**

The primary focus of an industrial survey is to identify parties who owned or operated the site and may have contributed hazardous substances to the site. This is accomplished through surveying local businesses, reviewing government records, and reviewing various industrial manuals and directories. This task is particularly useful when little information is available on the site from documents, interviews, and other sources as addressed previously in this manual, or when the site is in an area where neighboring facilities may have contributed to the contamination. If the site is located in a large metropolitan area, hundreds of industries could be PRPs.

#### **4.7.2**

##### **Process Chemistry Analysis**



The objective of a process chemistry analysis is to identify the nature and volume of wastes attributable to specific industries or companies. This determination is very important when little documentation exists to indicate who disposed of the wastes at a site. This task is usually conducted, however, only when the site has a history of receiving wastes from off-site generators. A thorough knowledge of industrial technology is essential for the analysis, which should be performed by an environmental scientist or process chemistry engineer.

Local industries are grouped according to products generated. Wastes associated with the production of those products are subsequently compared to contaminants found at the site. Once the person conducting the PRP search establishes a link between an industry and wastes disposed of at the site, additional data gathering efforts can be initiated to further define an identified company's specific waste generating and handling activities.

**4.7.3**  
**Waste Stream**  
**Inventory**

The primary objective of performing a waste stream inventory is to compile an accurate list of wastes that were stored or disposed of at a site. This is accomplished by reviewing all waste stream records, operating log books, and analytical reports. This task may be required to determine the types and quantities of waste contributed by each PRP. Knowing the types of waste disposed of at a site is necessary to establish a relationship between the site and the PRPs. When a complete inventory of wastes is developed, it can be used in conjunction with process descriptions and industrial surveys to identify parties that may have been involved in disposal activities at the site. Before initiating a waste stream inventory, the investigator must know the locations and types of detected contamination.

In some cases, waste output models of a party's production facility are used. For example, if a facility manufactures 50 units in a given year with a corresponding by-product of two gallons of hazardous materials, then in the absence of other information it may be assumed that two gallons of by-product were generated in a recordless year if manufacturing remained at 50 units.

#### **4.7.4**

##### **Mine Sites**

For mine, mill, and smelter sites, it is important to evaluate the quantity of hazardous substances that might be released through various media, including acid generation potential and wind transport of dusts. Many mine sites have long histories and have been owned or operated by many parties. Since technologies for the extraction and processing of ores have improved, it may be appropriate to allocate response costs on the basis of volume and toxicity with earlier operations bearing a larger share.

#### **4.8**

##### **Interim Final Report Preparation and Review**

The interim final PRP search report is an expanded version of the baseline report. It includes substantial information on generators and transporters and focuses specifically on establishing liability and financial viability. The format for the interim final report is the same as for the baseline report. Section 3.10 of this manual contains a more complete discussion of the suggested report format.

An interim final PRP search report:

- provides justification for notice to a party of potential liability;
- identifies owner/operators and persons who arranged for treatment or disposal, such as generators and transporters;
- serves to support litigation;
- meets special notice requirements;
- provides information to negotiate settlement terms or take unilateral enforcement action;

- lists parties who were considered possible PRPs during the course of the search but were dropped from consideration for notice; and
- documents why parties are no longer considered PRPs.

In general, the interim final PRP search report should be completed in time for the issuance of SNLs and the release of information under CERCLA section 122(e), which includes the PRP names and addresses and the volume and nature of the substances at the site.

#### **4.8.1**

##### **Interim Final Report Followup**

Information on new PRPs, as well as additional evidence on the liability of existing PRPs, may be uncovered after the completion of the interim final report. Therefore, unless there is a full settlement, the search may not end with the completion of the interim final report, the issuance of general and special notice letters, or the release of the contractors from a work assignment. Keep this in mind when planning and implementing a PRP search.

#### **4.9**

##### **Pursuing Litigation and Cost Recovery**

##### **CERCLA Section 106 and 107 Litigation<sup>8</sup>**

In the case of a cost recovery referral, EPA sends a direct cost referral package to DOJ for litigation. As DOJ develops the case, regional staff will likely be called upon to perform litigation support

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<sup>8</sup>If PRPs don't agree to perform work, whether it's the RD/RA, a removal, or RI/FS, EPA's first and strong preference is to issue a UAO. If EPA fails to reach an agreement with the PRPs to conduct the work, EPA should issue a CERCLA section 106 UAO to all appropriate PRPs ordering them to conduct the response action. If the PRPs fail to comply with the UAO, EPA may initiate a judicial action requesting injunctive relief and/or CERCLA section 106 penalties for noncompliance. EPA may also initiate a Fund-financed response action.

activities. These may include consulting with case attorneys on technical issues, reviewing PRP liability evidence, attending depositions, and testifying in court. The RPM or OSC often will budget for and manage litigation support contractors. At a minimum, cost recovery litigation requirements include:

- ensuring that the PRP search is complete and includes, to the extent EPA determines necessary, the entire universe of PRPs, PRP liability information that meets evidentiary standards, and thorough and accurate financial analyses;
- ensuring that the administrative record is complete;
- documenting costs and work performed which are attributed or allocated to the site, including both direct and indirect costs;
- sending demand letters; and
- negotiating with PRPs to try to obtain a settlement, thereby avoiding the need for a referral and litigation.

Litigation is not the preferred route, but it is available if necessary to get site remediation started or to recover the Agency's response costs. In either case, a thorough PRP search is essential to the success of negotiation or litigation.

### **Cost Recovery**

There are five contexts in which the Agency traditionally recovers its costs:

1. If the Agency funds a removal or RI/FS and the PRPs agree to perform the RD/RA, the Agency may recover its past costs as part of the RD/RA settlement.
2. If the Agency funds a removal or the RI/FS and one group of PRPs agrees to perform the RD/RA while another group of viable PRPs does not agree to do so, the Agency may sue the non-settlors separately for unreimbursed response costs.
3. If the Agency funds the RD/RA because there was no settlement, it may seek all costs in a cost recovery action.
4. Where the time between the completion of a removal, RI/FS, or RD and the initiation of on-site construction is likely to exceed three years, EPA may sue for past costs and seek a declaratory judgment on liability.
5. Where there are multiple remedial operable units, EPA may pursue cost recovery at the first operable unit and seek declaratory judgment on liability for its costs at subsequent operable units, assuming that the operable units share the same set of PRPs.

Bankruptcy, or the possibility of bankruptcy, can arise in any of these contexts. When it becomes a factor, it may be advisable to initiate cost recovery earlier to strengthen EPA's claims.

### **Statute of Limitations**

CERCLA section 113(g)(2) states that a cost recovery action must be commenced:

- for a removal action, within three years after completion of a removal action, except that such cost recovery action must be brought within six years after a determination to grant a waiver under CERCLA section 104(c)(1)(C) of this title for continued response action; and
- for a remedial action, within six years after initiation of physical on-site construction of the RA, except that if the remedial action is initiated within three years after the completion of the removal action, costs incurred in the removal action may be recovered in the cost recovery action.

While CERCLA outlines the general parameters for timing of a cost recovery action, there are a number of site-specific issues that may be involved in determining when the statute of limitations (SOL) runs. Further consultation may be necessary to resolve these issues. For example, under CERCLA section 113(g)(2)(B), removal costs may be pursued as part of the cost recovery for remedial action if the remedial action is initiated within three years of completion of the removal.

At sites where there has been a series of remedial and removal actions, close attention must be paid to the SOL for each action. [See CERCLA section 121(f)(1)(F) (notification of state, including tribes) and CERCLA section 122(j)(1) (federal natural resource trustee including DOJ/BIA for tribes) for additional information related to SOLs.]

In selecting sites at which to pursue cost recovery, EPA places a priority on sites at which more than \$200,000 were spent on the response action. If EPA decides to proceed with cost recovery, three parallel activities are conducted:

1. Ensuring that the liability information collected in the PRP search meets evidentiary standards;
2. Documenting the costs of the response action; and
3. Reviewing the compilation of the administrative record.

Once the Agency's costs have been documented and the PRPs are sufficiently identified, EPA sends demand letters to the PRPs. The demand letters notify the PRPs of their liability for EPA's cleanup costs. If negotiations result in a settlement, EPA and the PRPs may enter into an AOC or CD whereby the PRPs agree to reimburse EPA for its costs. If total U.S. government response costs at the site exceed \$500,000 (excluding interest), DOJ must concur on the terms of the settlement.

If one or more PRPs fail to reimburse EPA for the costs itemized in the demand letter(s), EPA may forward a referral to DOJ recommending litigation for cost recovery. Cost recovery actions for removals should be referred to DOJ as soon as possible after completion of the removal action, and ideally within one year after the completion date (unless the region plans to recover removal costs at the same time as remedial costs under CERCLA section 113(g)(2)(B) because it expects the RA to begin within three years of completion of the removal action). In all cases, removal cost recovery actions should be referred to DOJ no later than six

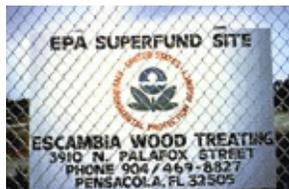
months before the SOL will expire. Cost recovery actions for remedial actions should be referred to DOJ at the time of initiation of physical on-site construction of the RA.

As an alternative to referring a cost recovery case to DOJ for immediate litigation, EPA may enter into a tolling agreement with the PRPs. A tolling agreement suspends the running of the statute of limitations either for a specified period or until specified events occur. By entering into a tolling agreement, EPA eliminates the need to file a cost recovery lawsuit immediately, thereby providing additional time to determine whether litigation is necessary. PRPs that enter into a tolling agreement do not admit any liability, agree to pay anything to the government, or compromise any of their existing legal rights.

### **Cost Recovery for Removals**

Completing a removal will generally trigger an action to recover the costs of the removal. EPA will seek recovery of all costs if the removal was Fund-lead, or oversight costs if it was performed by the PRPs pursuant to a unilateral administrative order (UAO). As a general rule, cost recovery cases involving post-SARA removals (except those with CERCLA section 104(c)(1)(C) waivers) must be filed within three years of completion of the removal. If a remedial action is initiated within three years after the completion of the removal action, however, removal costs may be recovered in the RA cost recovery action, but will not be in every instance. The facts of a particular case frequently dictate when the "completion" of a removal has occurred at a site, and when the statute of limitations begins to run. In general, however, the date of demobilization of cleanup personnel at a site, usually evidenced by

a Pollution Report or Removal Closeout Memorandum, may indicate that the removal action has been completed. In this instance, the actual date of demobilization, not the date of the Report or Memorandum, represents the date of completion. Due to the fact-intensive nature of removal completion determinations, however, OSRE or OGC should be consulted whenever concern exists regarding the SOL for cost recovery. This is so because an incorrect determination as to when removal completion occurred will very likely bar the Agency from recovering its costs.



### **Cost Recovery for Sites in the Remedial Process**

Cost recovery activities at sites in the remedial process are a function of past expenditures for removals, RI/FS, or RD; the outcome of RD/RA negotiations; and timing concerns related to the SOL date triggered by "initiation of physical on-site construction" of the RA.

"Initiation of physical on-site construction" represents the date when cleanup personnel went on site and undertook some type of physical activity, such as erecting a fence or installing utilities, that initiated the remedial action. Included among activities that do not constitute physical on-site construction are actions of an administrative nature, such as hiring contractors. Similar to the removal completion determination, the facts of the case are important, such that OSRE or OGC must be consulted when concern exists regarding the determination of physical on-site construction for SOL purposes. The physical on-site construction determination is critical, because a mistaken determination will likely bar the Agency from recovering its costs.

<b>CHAPTER 4 REFERENCES</b>		
<b>Name</b>	<b>Section</b>	<b>Location</b>
Disk Repository of Current CERCLA Section 104(e) Questions (June 17, 1999)	4.1	<a href="http://intranet.epa.gov/oeca/osre/doc/960229.html">http://intranet.epa.gov/oeca/osre/doc/960229.html</a>
Model Administrative Order for CERCLA Information Requests (September 30, 1994)	4.2	<a href="http://www.epa.gov/compliance/resources/policies/cleanup/superfund/modao-cerinf-mem.pdf">http://www.epa.gov/compliance/resources/policies/cleanup/superfund/modao-cerinf-mem.pdf</a>
Civil Monetary Penalty Inflation Rule (December 31, 1996)	4.2	<a href="http://www.epa.gov/compliance/resources/policies/civil/penalty/cmpiar.html">http://www.epa.gov/compliance/resources/policies/civil/penalty/cmpiar.html</a>
Final Model Litigation Report and Complaint for CERCLA Section 104(e) Initiative (January 1990)	4.2	<a href="http://intranet.epa.gov/oeca/osre/docs.html">http://intranet.epa.gov/oeca/osre/docs.html</a>
Recommendations Concerning the Use and Issuance of Administrative Subpoenas under CERCLA Section 122 (August 30, 1991)	4.3	<a href="http://www.epa.gov/compliance/resources/policies/cleanup/superfund/subpoena-cercla-mem.pdf">http://www.epa.gov/compliance/resources/policies/cleanup/superfund/subpoena-cercla-mem.pdf</a>
Guidance on Use and Enforcement of CERCLA Information Requests and Administrative Subpoenas (August 25, 1988)	4.3	<a href="http://www.epa.gov/compliance/resources/policies/cleanup/superfund/cerc-infreq-mem.pdf">http://www.epa.gov/compliance/resources/policies/cleanup/superfund/cerc-infreq-mem.pdf</a>
Federal Rules of Civil Procedure, Rule 27, 28 U.S.C	4.4	<a href="http://www.wvnb.uscourts.gov/frcp.htm#rule27">http://www.wvnb.uscourts.gov/frcp.htm#rule27</a>
General Policy on Superfund Ability to Pay Determinations (September 30, 1997)	4.5.1	<a href="http://www.epa.gov/compliance/resources/policies/cleanup/superfund/genpol-atp-rpt.pdf">http://www.epa.gov/compliance/resources/policies/cleanup/superfund/genpol-atp-rpt.pdf</a>
Index of OECA enforcement computer models and user manuals	4.5.2	<a href="http://www.epa.gov/compliance/civil/programs/econmodels/index.html">http://www.epa.gov/compliance/civil/programs/econmodels/index.html</a>

<b>CHAPTER 4 REFERENCES</b>		
<b>Name</b>	<b>Section</b>	<b>Location</b>
Financial Statements for Individuals, Businesses, and Trusts	4.5.2	Appendix K
EDGAR	4.5.2	<a href="http://www.sec.gov/edgar.shtml">http://www.sec.gov/edgar.shtml</a>
On-Line Sources of PRP Information	4.5.2	Appendix I
Interim Enforcement Discretion Policy Concerning "Windfall Liens" Under Section 107(r) of CERCLA (July 16, 2003)	4.5.3	<a href="http://www.epa.gov/compliance/resources/policies/cleanup/superfund/interim-windfall-lien.pdf">http://www.epa.gov/compliance/resources/policies/cleanup/superfund/interim-windfall-lien.pdf</a>
Interim Guidance on Orphan Share Compensation for Settlers of Remedial Design/Remedial Action and Non-Time-Critical Removals (June 4, 1996)	4.6.1	<a href="http://www.epa.gov/compliance/resources/policies/cleanup/superfund/orphan-share-rpt.pdf">http://www.epa.gov/compliance/resources/policies/cleanup/superfund/orphan-share-rpt.pdf</a>
Addendum to the Interim CERCLA Settlement Policy Issued on December 5, 1984 (September 30, 1997)	4.6.1	<a href="http://www.epa.gov/compliance/resources/policies/cleanup/superfund/adden-settle-mem.pdf">http://www.epa.gov/compliance/resources/policies/cleanup/superfund/adden-settle-mem.pdf</a>